

APN: 1420-34-110-005
RETURN RECORDED DEED TO:
MIKE PAVLAKIS, ESQ.
ALLISON MacKENZIE, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702



KAREN ELLISON, RECORDER

E07

GRANTEE/MAIL TAX STATEMENTS TO:
Jack L. Ruppert, Trustee
2754 Kayne Avenue
Minden, NV 89423

The parties executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 6/22, 2020 by and between Jack L. Ruppert, an unmarried man, grantor, and Jack L. Ruppert and Morgan Kugler, Co-Trustees of "THE JACK L. RUPPERT TRUST," of 2754 Kayne Avenue, Minden, Nevada 89423, grantees,

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to him in hand paid by the grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property located at 2754 Kayne Avenue, Minden, in Douglas County, State of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

Jack L. Ruppert
JACK L. RUPPERT

STATE OF NEVADA)
 : ss.
CARSON CITY)

On June 22nd, 2020, personally appeared before me, a notary public, Jack L. Ruppert, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that he executed the foregoing document.

Susan G. Price
NOTARY PUBLIC

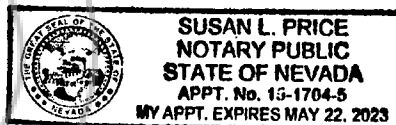


EXHIBIT "A"

All that certain parcel of real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 5, Block A, as set forth on the map of MOUNTAIN VIEW ESTATES, UNIT NO. 4, filed for record in the office of the Recorder of Douglas County, Nevada, on April 13, 1990, in Book 490, Page 1894, as Document No. 223927, Official Records.

(Pursuant to NRS 111.312 this legal description was previously recorded as Document No. 2019-937469 on October 31, 2019.)

Being Assessor's Parcel Number 1420-34-110-005.

4844-8390-1888, v. 1

State of Nevada Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Date of Recording:	<u>6/23/20 - Investment - ATB</u>
Notes:	_____

1. **Assessor Parcel Number(s):**
 a) 1420-34-110-005
 b) _____
 c) _____

2. **Type of Property:**
 a) Vacant Land
 b) Single Family Residence
 c) Condo/Townhouse
 d) 2-4 Plex
 e) Apartment Bldg.
 f) Commercial/Industrial
 g) Agricultural
 h) Mobile Home
 i) Other _____

3. **Total Value/Sales Price of Property:** \$ -0-
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ -0-

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: A transfer of title to a trust without consideration. See Affidavit of Certification of Trust.

5. **Partial Interest:** Percentage being transferred: 100%
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Jack L Ruppert Capacity Owner

Signature Jack L Ruppert Capacity Trustee

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Jack Ruppert
 Address: 2754 Kayne Avenue
 City: Minden
 State: NV Zip: 89423

Name: The Jack L. Ruppert Trust
 Address: 2754 Kayne Avenue
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow # _____
 Address: P.O. Box 646
 City: Carson City State NV Zip 89702